

This outstanding award winning detached house is the epitome of open plan modern living and situated in an elevated position in the stunning rural location of Clashnessie on the Assynt Peninsula in the north west Highlands, an area of scattered crofts and houses. Assynt is renowned for its striking natural features, including dramatic mountains such as Suilven, Canisp, and Quinag, as well as lochs and coastal inlets. The area is also home to some of the most beautiful white sandy beaches in Scotland, notably Achmelvich, Clachtoll and Clashnessie which is on the doorstep of the house. The local economy traditionally centers on crofting, fishing, and deer stalking. In more recent decades, tourism has become increasingly important, driven by the area's appeal to hikers, climbers, anglers, and nature lovers. Many local residents are involved in hospitality and the North Coast 500 has brought many tourists to the area. Taking that into account, the house was granted a short term letting licence by the Highland Council in March this year which can be transferred to the new owner if required and it also has the Electrical Installation Condition Report.

The Black House with its capacious white ceiling and large windows at every aspect of the living quarters bathing the property with natural light and offering stunning views of the surrounding vista. The sleeping quarters on the ground and first floor are cosy and restful while also enjoying the views. The property benefits from electric underfloor heating and a wood burning stove. This exceptional house would provide an idyllic and tranquil retreat for a couple, a family or for holidaymakers looking to experience the majestic and imposing beauty of the north west Highlands.

#### What3Words location [///crop.adjust.signified](#)

NB. For clarity, we advise that the majority of the title to this property is de-crofted with two small slithers of land within the title that are outwith the de-crofting direction. Refer to the plan for details

Services: Mains electricity and water.

Drainage is to a private septic tank.

Council Tax— B

To arrange a viewing call Middleton Ross on 01349 865125

HSPC Out of Hours 01463 231173

Monday to Friday 8am - 9am & 5pm - 11pm

Saturday 8am - 11pm & Sunday 8am - 11pm

or Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)

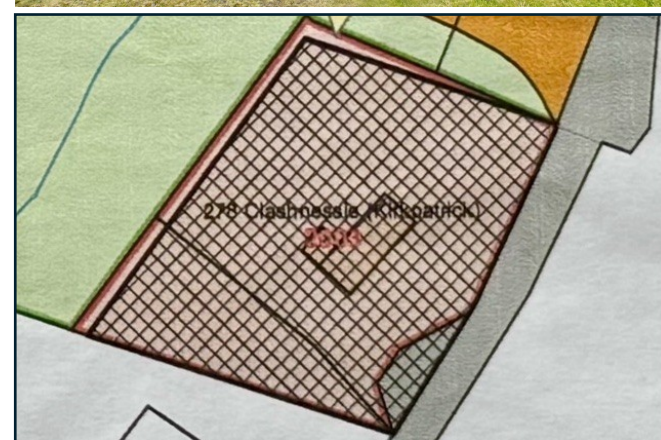
Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to [property@middletonross.co.uk](mailto:property@middletonross.co.uk).

Floor coverings, curtains, blinds and kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.

**MR** Mansefield House, 7 High Street  
Dingwall, Ross-shire IV15 9HJ

Tel: 01349 862214 (Main) | 01349 865125 (Property)  
Fax: 01349 863819 | DX: 520582 Dingwall

Email: [property@middletonross.co.uk](mailto:property@middletonross.co.uk)  
Web: [middletonross.co.uk](http://middletonross.co.uk)



**MR**  
MIDDLETON ROSS  
Representing Ross-shire  
and beyond since 1899

# FOR SALE



The Black House, 278 Clashnessie, Clachtoll, Lochinver, IV27 4JF

Offers Over £275,000

- Award Winning Detached House
- Rear Entrance Hall
- Open Plan Lounge, Dining and Kitchen
- Bathroom
- Ground Floor Guest Space
- First Floor Bedroom
- First Floor Gantry/Office Space
- Multi-Aspect Double Glazing
- Underfloor Electric Heating
- Wood Burning Stove
- Large Garden Extending to approx. 1/3 Acre
- Large Driveway
- Stunning Views of The North Minch
- Close Proximity to the NC500
- Several Stunning Beaches Nearby
- Potential for a Lucrative Business Opportunity
- EPC Rating C



**Zoopla**  
Smarter property search  
[PrimeLocation.com](http://PrimeLocation.com)

01349 865125  
**middletonross.co.uk**

REF 15  
HSPC 61450

f t in

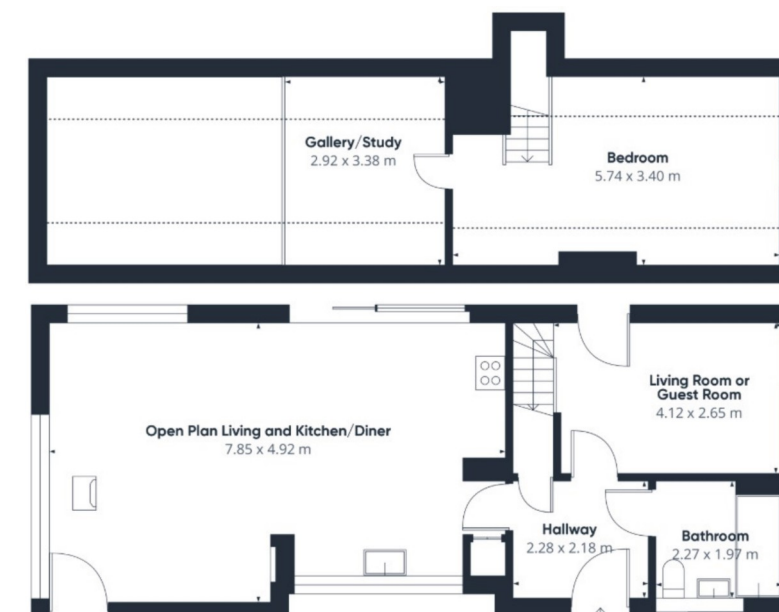




The Black House, 278 Clashnessie, Clachtoll, Lochinver, IV27 4JF

Offers Over £275,000

This outstanding property won a commendation in the International Architecture Award for 'Best New Building' in the North Highlands. The house is surrounded by breathtaking scenery and has the white sands of Clashnessie Beach its doorstep.



Approximate  
Floor Area  
80m<sup>2</sup>